



Spring Valley Town Advisory Board

July 12, 2016

MINUTES

Board Members:	John Getter – Chair – PRESENT Dee Gatliff – Vice Chair – PRESENT John Catlett – EXCUSED	Darby Johnson, Jr. – PRESENT Angie Heath Younce – PRESENT
Secretary:	Diana Morton 702 254-8413, ddmort@aol.com PRESENT	
Town Liaison:	Mike Shannon, 702 455-8338, mds@clarkcountynv.gov EXCUSED Tiffany Hesser PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of June 28, 2016 Minutes

Moved by: D. Gatliff

Action: Approved subject minutes as recommended

Vote: 4-0/ Unanimous

Approval of Agenda for July 12, 2016

Moved by: D. Gatliff

Action: Approved agenda as recommended

Vote: 4-0/Unanimous

IV. Informational Items

1. Received a report from Jason Allswang regarding the use and storage of dumpsters in residential areas.

V. Planning & Zoning

1. **DR-0423-16 – HOWARD HUGHES COMPANY, LLC:**
DESIGN REVIEW for a proposed single family residential development on 30.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule

Avenue and the west side of Trail Ridge Road within Summerlin South Village 16A. SB/jvm/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

2. **NZC-0418-16 – SOROOSH FARHANG REVOCABLE LIVING TRUST:**

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential) Zone in the MUD-3 Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Tropicana Avenue and east side Conquistador Street (alignment) within Spring Valley (description on file). SB/rk/mcb (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 3-1 J. Getter voted nay

3. **TM-0092-16 – HOWARD HUGHES COMPANY, LLC:**

TENTATIVE MAP consisting of 75 single family residential lots and common lots on 30.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the southwest corner of Maule Avenue and Trail Ridge Road within Summerlin South Village 16A. SB/jvm/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

4. **UC-0425-16 – SAHARA PALM PLAZA, LLC:**

USE PERMIT for on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on 2.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/mk/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

5. **VS-0409-16 – FOSTER DAY I, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street (alignment), and between Tompkins Avenue and Peace Way and a portion of right-of-way being Hualapai Way located between Tompkins Avenue and Peace Way within Spring Valley (description on file). SB/co/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

6. **VS-0417-16 – SOROOSH FARHANG REVOCABLE LIVING TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Tompkins Avenue, and between Conquistador Street (alignment) and Jensen Street (alignment) and a portion of a right-of-way being Tropicana Avenue located

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between Conquistador Street (alignment) and Jensen Street (alignment) within Spring Valley (description on file). SB/rk/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: A Heath Younce

Vote: 4-0/Unanimous

7. **VS-0421-16 – NEW RAINBOW, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Montessori Street and Tenaya Way and a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). SS/co/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

8. **WS-0422-16 – CHURCH ROMAN CATHOLIC LAS VEGAS:**

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a proposed carport in conjunction with an existing place of worship on 5.9 acres in an R-E (Rural Estates Residential) and P-F (Public Facility) Zone. Generally located on the southwest corner of Tropicana Avenue and Torrey Pines Drive within Spring Valley. SS/mk/ml (For possible action) **PC 8/2/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

9. **UC-0652-14 (AR-0056-16) – SAINT JOHN THE BAPTIST GREEK ORTHODOX:**

USE PERMITS SECOND APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.

DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Residential Estates) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. SS/jvm/ml (For possible action) **BCC 8/3/16**

Action: Approved subject to staff conditions

Moved by: A. Heath-Younce

Vote: 4-0/Unanimous

10. **UC-0369-15 (AR-0089-16) – ELIOT HOLDINGS, ET AL:**

USE PERMIT FIRST APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.

DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 4.3 acres in an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone. Generally located on the south side of Russell Road and the east side of Jones Boulevard within Spring Valley. SS/co/ml (For possible action) **BCC 8/3/16**

Action: Approved subject to staff conditions

Moved by: A. Heath-Younce

Vote: 4-0/Unanimous

11. **DR-0406-16 – MAVERIK, INC.:**

DESIGN REVIEW for proposed fuel pump islands with a canopy in conjunction

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DON BURNETTE, County Manager

with an existing convenience store and gasoline service station on 3.8 acres in a C-2 (General Commercial) Zone in an MUD-3 Overlay District. Generally located on the southeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **BCC 8/3/16**

Action: Approved subject to staff conditions

Moved by: A. Heath-Younce

Vote 3-0: D. Gatliff stepped out

12. **WS-0730-15 (WC-0090-16) – I-215/JONES, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring that the applicant grant additional 10 feet of right-of-way for an exclusive right-turn lane along Sunset Road per Standard 245.2 in conjunction with an approved gasoline station with gasoline pumps on 1.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Jones Boulevard within Spring Valley. SS/jvm/ml (For possible action) **BCC 8/3/16**
Action: Denied
Moved by: J. Getter
Vote: 4-0/Unanimous
13. **WS-0354-16 – MREC WRG ROCKPOINTE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an approved single family (attached) residential development that is currently under construction on 12.4 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Hualapai Way and the north side of Hacienda Avenue within Spring Valley. SB/dg/raj (For possible action) **BCC 8/3/16**
Action: Approved subject to staff conditions
Moved by: D. Gatliff
Vote: 4-0/Unanimous
14. **WS-0430-16 – KB HOME LV CHANDLER PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for single family residences within an approved single family residential development.
DESIGN REVIEW for additional model homes within an approved single family residential development on 15.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Sobb Avenue and Jerry Tarkanian Way within Spring Valley. SB/al/ml (For possible action) **BCC 8/3/16**
Action: Approved subject to if approved staff conditions
Moved by: D Gatliff
Vote: 4-0/Unanimous
15. **WS-0390-16 – VALLEY HOSPITAL MEDICAL CENTER, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall sign area.
DESIGN REVIEW for modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/pb/mcb (For possible action) **BCC 7/20/16**
Action: Denied – applicant no show for two meetings
Moved by: A. Heath-Younce
Vote: 4-0/Unanimous

VI. General Business

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be July 26, 2016

IX. Adjournment

The meeting was adjourned at 8:50 p.m.